

TO: LAND USE SUBCOMMITTEE

FROM: ROBERT S. SCHEIN

**RE: LAND USE SUBCOMMITTEE MEETING
TRANSITION COMMITTEE MEETING DATE**

DATE: FEBRUARY 4, 2009 MEETING DATE

Members present were Mike Deiss, Matt Price, Rob Schein from the Transition Committee and Candace Ulmer, Judith Essex, Carla Sanford, Jim Sanford, Frank Brye, Tim Jennings, Ed Mitro, John Ulmer and George Abel.

Meeting location at Zionsville Town Hall Fire Place Room in Zionsville at 8:00 p.m. on Wednesday, February 4, 2009

There was a general discussion of overall scope of the role of the Land Use Subcommittee and how to effectuate the reorganization plan. Mike Deiss suggested that we break down some of the outstanding tasks into a checklist or task list. The following were a list of certain items discussed and considered:

- **Comprehensive Plan**
 - Mike Deiss raised the question of the Boone County Commissioner's Comprehensive Plan Study and the applicability of an impact that will have on the reorganization efforts. There was general discussion regarding Boone County's Comprehensive Plan.
 - Ed Mitro suggested that the Boone County Commissioner's new comprehensive plan that was being considered is significantly better than the current 1998 plan in existence. Ed Mitro further suggested to look at the new county plan and at least if the Land Use Subcommittee were to recommend adopting this plan it would be much further along than if we were to use the 1998 plan.
 - There was general discussion of what the Subcommittee's role was in analyzing the comprehensive plan and how to address what the County is currently doing. It was decided that Matt Price would put together a draft letter and circulate it to the Subcommittee to provide to the County Commissioners in advance of February 17, 2009 Boone County Commissioner meeting. It was further decided that Judith Essex, Ed Mitro and Candace Ulmer would attend the Boone County Commissioner on Tuesday, February 17,

2009, and reiterate some of the concerns and matters associated with the comprehensive plan and the reorganization efforts.

- **Zoning**
 - Ed Mitro advised the Land Use Subcommittee that Terry Jones was in the process of analyzing the different zoning ordinances with respect to the county and the current Town of Zionsville.
 - Ed indicated that it would take approximately six months to one year to do a detailed analysis and study the same.
 - Ed further indicated that much of the zoning classification in the county is designated agricultural. One suggestion was to have the new Town of Zionsville adopt an agricultural zoning classification which would take care of a significant portion of the land and the designated rural area.
 - There was a general discussion about the procedural aspects of any rezoning requirements and how to implement the same prior to the effective date. There was some discussion regarding the fact that this Land Use Subcommittee would make a recommendation to the Transition Committee which would then make a recommendation to the current Town Council of Zionsville for adoption at the end of 2008 in order to be effective on January 2, 2010.
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- **Committee Board make up**
 - There was detailed discussion about the make up of the planning on the various committees with respect to land use and zoning. Specifically, there was discussion on the make up of the Planning Commission, Board of Zoning Appeals and Parks Board.
 - There was general discussion on the overall make up the respective committees and how it should be broken down. There was significant discussion on keeping the overall intent of the Reorganization Plan and the geographical weight given to each of the respective committees.
 - It was generally decided that the intent was to maintain that the designated rural area would still consist of a majority of the members of the planning commission and the board of zoning appeals.

- There was further discussion about whether there needed to be a make up of the school board member on the Planning Commission. It was decided that the make up of the Planning Commission would be carried over until the next meeting with further discussions on whether or not to increase the members or maintain the same number and focus primarily on the respective geography designation of Rural district and the Town of Zionsville district.
- It was decided that there would be further discussion on the make up of the respective committees and how it should be handled.
- **Enforcement of Zoning/Ordinances/Plan**
 - There was some general discussion to address the respective enforcement provisions of Zoning/Ordinances/Plan
 - This was going to be carried over until the next meeting

The timing and initiatives for each of these will be set forth in more detail at a later meeting.

The meeting ended approximately 10:00 p.m. Next meeting tentatively set for Tuesday, February 24, 2009